

## Message Text

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ACTION EUR-06

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FM USMISSION OECD PARIS

TO SECSTATE WASH DC PRIORITY 3629

UNCLAS OECD PARIS 21941

FOR EUR/EX

E.O. 11652: N/A

TAGS: AFSP, OECD

SUBJECT: SHORT-TERM LEASE FOR DCM RESIDENCE

REF: STATE 200947

1. DEPARTMENT'S URGENT CONSIDERATION IS REQUESTED FOR AUTHORIZATION TO CONCLUDE GOVERNMENT LEASE FOR DCM OF OECD OF DUPLEX APARTMENT IN NEUILLY. EMBASSY AND OECD CONSIDER THIS TO BE EXCELLENT OPPORTUNITY TO SET UP SUITABLE OFFICIAL RESIDENCE FOR DCM.

2. PROSPECTIVE RESIDENCE IS UNFURNISHED DUPLEX APARTMENT IN MODERN BUILDING OCCUPIED BY OTHER DIPLOMATS AND IS SITUATED ON QUIET RESIDENTIAL STREET. TWO HUNDRED FIFTY (250) SQUARE METER APARTMENT HAS FLEXIBLE DESIGN THAT PROVIDES ADEQUATE USABLE REPRESENTATIONAL SPACE ON ONE LEVEL COMPRISED OF LIVING ROOM, FOYER AND DINING ROOM; ANOTHER LEVEL CONTAINS FOUR BEDROOMS; AND APARTMENT HAS ACCESS TO TERRACE PROVIDING ADDITIONAL REPRESENTATION SPACE. SINCE MISSION WOULD HOPE OBTAIN THREE YEAR LEASE WITH THREE FIRM ONE-YEAR RENEWAL OPTIONS, APARTMENT BE SUITABLE BOTH FOR PRESENT DCM AND SUCCESSOR.

3. TOTAL SPACE IN APARTMENT COMPARABLE AND, IN SOME CASES, CONSIDERABLY LESS THAN THAT FOUND IN US GOVERNMENT-OWNED REPRESENTATIONAL UNITS. IN FACT, UNCLASSIFIED

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MORE ELEGANT APARTMENT IN SAME BUILDING WAS OCCUPIED

BY GERMAN FIRST SECRETARY. THIS APARTMENT IS CLEAN AND WELL MAINTAINED AND WILL REQUIRE MINOR EMBASSY EFFORT IN FORTHCOMING BUSY TIME FOR GENERAL SERVICES. MOST APARTMENTS VIEWED BY MISSION HAVE BEEN IN SAME PRICE RANGE BUT WOULD HAVE REQUIRED MAJOR MAINTENANCE AND REPAIR BEFORE OCCUPANCY.

4. THE ANNUAL CHARGES FOR THIS DUPLEX APARTMENT ARE: RENT, FRANCS 78,000 (\$16,250); BUILDING CHARGES, FRANCS 13,200 (\$2,750); REGISTRATION AND RENTAL TAXES, FRANCS 2,400 (\$500); UTILITIES, ESTIMATED FRANCS 4,800 (\$1,000); GARAGE, FRANCS 3,360 (\$700); AND MAID'S ROOM, FRANCS 7,200 (\$1,500); FOR TOTAL OF FRANCS 108,960 (\$22,700). IN ADDITION, SINCE IT IS ONLY AVAILABLE THROUGH AN AGENT, THERE WILL BE AN INITIAL COMMISSION FEE OF FRANCS 12,000 (\$2,500). MISSION AND EMBASSY ENDEAVOR HAVE FEES BY AGENCY INCLUDED IN FIRST TWO OR THREE QUARTERLY RENTAL PAYMENT.

5. MISSION AND EMBASSY HAVE FOUND SCARCITY SUITABLE REPRESENTATIONAL APARTMENTS AND STRONGLY URGE DEPARTMENT AUTHORIZE POST EXECUTE LEASE FOR THIS APARTMENT.  
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